

## 3 bedroom Townhouse for sale in Rute, Córdoba

48,900€



Nestled in the heart of Rute, a charming town renowned for its delectable Mantecados, chocolates, and liqueurs, this three-story property offers a unique opportunity in the province of Cordoba, Andalucia, Spain. Located within easy walking distance of all amenities, this home is perfectly positioned to experience the authentic Spanish lifestyle while being just 15 minutes from the A-45 motorway, providing convenient access to Malaga and Cordoba.

The ground floor welcomes you with an entrance leading to a hallway. To the left, a bedroom, currently utilized as a lounge, overlooks the vibrant main street, offering a glimpse into the town's daily life. The stairwell cleverly incorporates a small storage area, and a striking granite staircase ascends to the first floor.

On the first floor, the hallway branches to reveal three double bedrooms. One generously sized bedroom, enhanced with double glazing for comfort and tranquility, is situated to the right. To the left, two further double bedrooms offer ample space, with one overlooking a peaceful side courtyard. From this hallway, another staircase leads to a versatile attic room, providing views over the rear of the property.

Returning to the ground floor lounge, a small hall to the left leads to the kitchen and its adjacent pantry. This area presents an exciting opportunity for renovation and could be transformed into a spacious, open-plan kitchen, perfect for modern living. On the right side of the lounge, a patio unfolds, leading to a bathroom on the left. Further on, stairs ascend to a storeroom, and from there, another staircase climbs to a private patio boasting picturesque views of the Sierra Alta mountains.

This property offers a blend of traditional charm and potential for modern updates. Imagine creating your dream kitchen, relaxing on the private patio with mountain views, and enjoying the vibrant atmosphere of Rute, all within easy reach of major cities. This is more than just a house; it's a chance to embrace the Andalusian lifestyle.

 View Video Tour

 87m<sup>2</sup> Build size

 3 bedrooms

 110m<sup>2</sup> Plot size

 1 bathroom